



REZIDE
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HART LANE, HUGGLESCOTE, COALVILLE
GUIDE PRICE £375,000



Welcome to Hart Lane, an exquisite four-bedroom detached family home situated on an expansive plot within the Davidson's Grange View estate approaching Hugglescote. This remarkable property boasts four double bedrooms, a study, lounge, spacious kitchen-diner, a beautifully landscaped garden, garage, and an exceptionally large driveway accommodating at least four cars.



Step through the entrance into a capacious hallway, perfect for welcoming numerous family members or dogs at once. This inviting space grants access to the stairs, study, lounge, WC, and kitchen/diner. The lounge is adorned with lush carpets, a large bay, and a smaller window allowing abundant light and a pleasant view of approaching guests. Across the hall, the study serves as a functional workspace with ample natural light, extra sockets, and an ideal size for a 2-meter IKEA desk.

Continuing down the hallway, a downstairs WC and an understair storage cupboard provide essential amenities for a sizable family home. The grand kitchen-diner awaits, featuring a glass-walled bay window with French doors to the garden, a breakfast bar, generous dining space, luxury vinyl flooring, a well-equipped kitchen, and additional soft seating area. Designed with neutral colors, this versatile room complements various furniture styles, from rural farmhouse to ultra-modern.

The kitchen leads to a practical utility room with additional storage and a side door to the garden. Upstairs, discover four double bedrooms. The master bedroom boasts lush carpets, fitted wardrobes, a window overlooking the front of the property, and a luxurious ensuite shower room. This tastefully decorated space features high-quality tiles, a spacious walk-in shower, pedestal basin, and toilet.

Bedrooms Two, Three, and Four share high-quality carpets and large windows, ensuring bright and airy spaces. The spacious landing also provides access to an airing cupboard and a family bathroom with a four-piece suite, impeccably finished with a bath, separate shower cubicle, pedestal basin, and toilet.

Outside, the property stands out with an unusually spacious double plot. Originally planned for two houses, it now features an expansive driveway and a private garden area concealed behind the garage—an ideal spot for a hot tub. The rear garden, split over two levels, includes a large patio area on the upper level and a lower level with a lawn and planted photinia trees offering privacy from neighboring properties. The garage, equipped with power, lighting, and storage in the rafters, also has fitted ventilation installed by the vendors.

Listing Paragraph







DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

















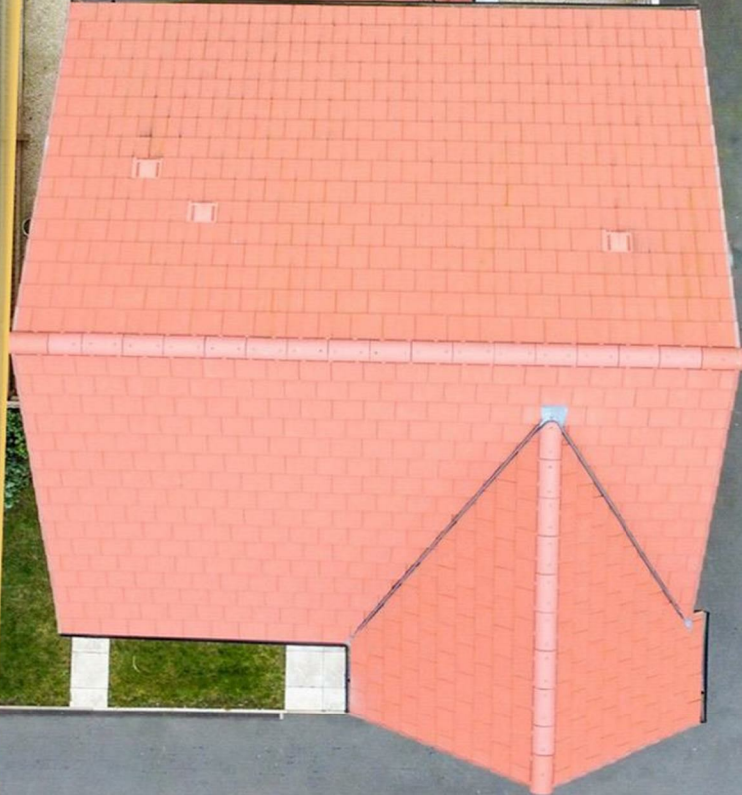




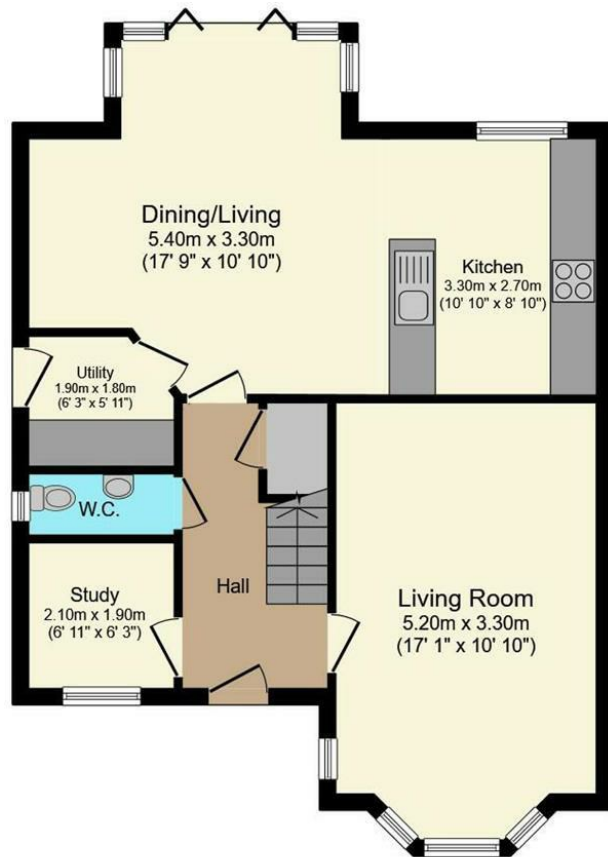




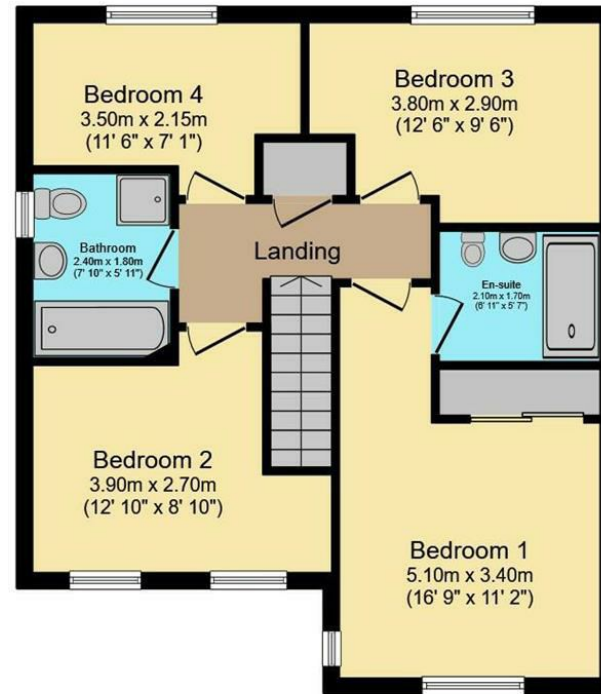
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PLOT PLAN FOR GUIDANCE ONLY



Ground Floor



First Floor



Garage

